



Annual Meeting Minutes

September 18, 2018

Opening: Call to order from President Joe Fennessy at 7:04 pm

Present: Board Members Paul Dodds, Joe Fennessy, Lee Ann Sinclair and James Towler. Twelve additional homes were represented.

Special Guests:

Lee's Summit Police Officer Amanda Geno: Officer Geno confirmed the perception of a low crime rate in the neighborhood by pointing out only three formal reports had been filed in the past 12 months and there had only been 34 calls for service (17 of those were false alarms). Officer Geno provided reminders to: 1) not leave anything valuable in cars parked outside, 2) lock cars, and 3) keep garage doors closed. Regarding ongoing concerns about speeding on Georgian Drive, she encouraged concerned citizens to call 969-1700 and ask for the Traffic Unit.

Prior Minutes: The minutes from the Sept 19, 2017 annual meeting were approved by membership.

Candidates for Board of Director: Joe Fennessy solicited nominations from the floor and accepted the nomination of Teresa Waller. LeeAnn Sinclair and James Towler had previously expressed a willingness to run for re-election.

Presidents Report: Joe provided a general description of Board, Officer and Committee responsibilities. He asked if membership desired the Board to continue with applicable enforcement of the Covenants, By-Laws and Covenant Assurance Provisions (CAP). From a show of hands, concurrence was unanimous. As posting complaints on social media is neither constructive nor effective, Joe encouraged unhappy members to contact the Board directly with their concerns. He also encouraged members to take pride in the appearance of their property and respect their neighbors.

Treasurer's Report: Joe reviewed the year-to-date and projected final status of the 2018 budget, as well as the proposed 2019 budget which includes an assessment of \$495 (up from \$450). To honor the Board's 2017 goal of keeping dues level for two years, the next assessment will also include a \$45 credit. This will afford additional flexibility regarding the 2020 assessment. The proposed 2019 budget includes a slight deficit which will be covered from the Set Aside account (if necessary).

Committee Reports:

- a. Activities: Kimberly Christianson filled in for Chair Amy Lane and reported that six new families had been welcomed into the neighborhood. She reviewed the successful Halloween, Easter Egg Hunt and Summer Picnic events and thanked specific individuals for their help/coordination. She also mentioned the bi-monthly Bunco gatherings, spring and fall garage sales, and Scoop newsletter distributions by the Block Captains.
- b. ARC: Chair Teresa Waller stated the ARC had reviewed and approved 13 project requests (mostly painting). Two notices were sent for violations regarding overnight parking on the street. Seven notices were sent regarding significant lawn/landscaping deficiencies as a result of the spring assessment, of which five have since been resolved.
- c. Common Grounds: Gary Chullino reviewed 2018 expenditures and noted mulched areas had been upgraded to decorative rock which will save \$300+ per year going forward. He asked if membership approved of the Royals and Chiefs flags and based on verbal response, concurrence was unanimous. Members pointed out the pine trees along the sidewalk at the detention basin need to be trimmed and the post holes from the removed sign need to be filled.
- d. Pool: Joe indicated there was nothing special to report, but he reminded all members are encouraged to monitor for non-resident use of the pool. Based on pool card activity, Gary reported 73 of our 110 families used the pool this year.

Old Business: Joe Fennessy reviewed the following items from the 2017 Annual Meeting:

- a. Traffic Study: Marion Baker championed a traffic study on Georgian Drive. According to the City, the data collected did not support any physical traffic calming measures (e.g. speed bumps).
- b. The irrigation system winterization vendor for 2017 was Montgomery (\$40 per).
- c. The Olympic Pool and Tobin Lawn & Landscape contracts were renewed for 2018.
- d. Near-unanimous consensus of members present was to keep the Arborvitae trees at the pool.
- e. Monica Hackett stated a drug "take back" event was to be held at the Sheriff's Office on Oct 28, 2017 from 10:00-2:00.
- f. Results of Election: Paul Dodds and Oliver Helfrey were elected to the Board.
- g. Meeting was adjourned at 8:34

New Business:

- a. By-Law Amendments:
 - i. Eliminate Board Term Limits: After discussion, membership disapproved.
 - ii. Allow Compensation for Board Members: After discussion, membership disapproved
- b. Non-Compliance Letters: Due to ineffectiveness, Joe announced the Board would no longer issue warnings, but instead formal non-compliance letters would be sent. He reviewed a sample non-compliance letter and emphasized ARC/Board actions are in the best interest of the neighborhood and are not personal.
- c. The irrigation system winterization vendor for 2018 is Montgomery at \$40 (dates TBD).
- d. Contracts:
 - i. The Olympic Pool contact will be renewed for 2019
 - ii. The Constable Sanitation contract has three more years
 - iii. May go out for bids for lawn service and insurance
- e. Items from Membership/Open Discussion
 - i. Members suggested the Board should consider having the books periodically audited
 - ii. A member had a question about the unofficial Facebook page associated with Savannah Ridge
 - iii. Membership unanimously expressed appreciation for Joe's long and significant service to the neighborhood
- f. Results of Election: LeeAnn Sinclair, James Towler and Teresa Waller were elected to the Board.

Adjournment: 9:01 pm